



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"Enriching Lives"*

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IN REPLY PLEASE

REFER TO FILE: **PJ-1**

December 4, 2003

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**EAST LOS ANGELES CIVIC CENTER RENOVATION PROJECT (STAGE 3)  
AWARD SUPPLEMENTAL AGREEMENT 10  
SPECS. 5456; C.P. 77398  
SUPERVISORIAL DISTRICT 1  
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT  
YOUR BOARD:**

Award and authorize the Director of Public Works to execute Supplemental Agreement 10 with Gruen Associates to provide additional architectural/engineering and civic art program management services for a not to exceed fee of \$257,388 funded by First District Capital Project funds and to establish the effective date following Board approval.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approving the recommended action will allow the completion of the project's Stage 3 Design. The project is part of the Preferred Concept Plan, which was approved by your Board on December 21, 1999, for the East Los Angeles Civic Center Renovation Project.

On February 13, 2001, your Board awarded an Agreement to Gruen Associates to provide architectural/engineering design and consultant services for the East Los Angeles Civic Center Renovation Project for a not to exceed fee of \$1,127,186.

The recommended supplemental agreement expands Gruen's Stage 3 scope of work to include the design and engineering for a new western parking lot, a water feature to be located in the main plaza, renovation of the existing performance stage and related back stage area, redesign of the streetscape along Third Street to coordinate with the future construction of the Eastside Light Rail Transit System, and managing the civic artwork program as part of the overall Civic Center Renovation Project. Also, the supplemental agreement will provide a contingency for additional services to be performed by Gruen during the future stages of construction.

### **Implementation of Strategic Plan Goals**

This action is consistent with the County's Strategic Plan Goal of Service Excellence as the proposed improvements will enhance the delivery of public services to the residents of East Los Angeles. This action is also consistent with the Goal of Fiscal Responsibility as it is an investment in public infrastructure.

Also, the renovation and redevelopment of the East Los Angeles Civic Center is an integral component of the Strategic Plan for Municipal Services to Unincorporated Areas. One of the Plan's objectives, under Action Plan A, is the piloting of at least one Civic Center facility model in an unincorporated area of Los Angeles County by Fiscal Year 2004-05. The plan recommends East Los Angeles as that pilot's site. As a facility model, the East Los Angeles Civic Center will assemble County municipal services in a "one-stop" setting, with departments working collaboratively as a joint venture to increase the convenience and speed of services.

### **FISCAL IMPACT/FINANCING**

Gruen's original contract was for \$1,127,816. Nine supplemental agreements have been approved for \$373,855. Approval of this supplemental agreement will bring Gruen's total contract value to \$1,759,059.

The total project cost for the entire East Los Angeles Civic Center Renovation Project, including the new library, land acquisition, plans and specifications, plan check, construction, equipment, consultant services, miscellaneous expenditures, and County services, is currently estimated at \$26,619,608. Funds have been reallocated within the

project budget from the Design Contingency, Civic Art, and Miscellaneous Expenditures categories to fund the supplemental agreement. Additional funds have been identified for the renovation of the stage on the island, streetscape improvements along Third Street, and installation of the water feature. We will recommend the supplemental funding be added to the project budget when we return to your Board in March 2004 to request approval to advertise for construction.

The Project Schedule and Budget Summary are included in Enclosure A.

Sufficient appropriation is available in the Fiscal Year 2003-04 Capital Projects Budget (C.P. 77398) to fund this supplemental agreement.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A standard supplemental agreement, in the form previously approved by County Counsel, will be used. The existing agreement contains the standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, Gruen is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

Gruen is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program), Chapter 2.203 (Contractor Employee Jury Service Program), and Safely Surrendered Baby Law.

### **ENVIRONMENTAL DOCUMENTATION**

On July 25, 2000, your Board approved the Negative Declaration for renovating the Civic Center campus, park, and lake; and on February 26, 2002, your Board approved the Negative Declaration for acquisition and development of the Third Street parking lot.

### **CONTRACTING PROCESS**

On February 20, 2001, your Board awarded a design services agreement to Gruen for a not to exceed fee of \$1,127,816 for the project. Since then, Public Works has executed seven supplemental agreements for a total of \$237,485 for additional design services for the lake improvements, civic art program, and Third Street parking improvements. Additionally, your Board awarded Supplemental Agreement 5 for \$76,895 to include the civic art element for the new library and Supplemental Agreement 7 for \$59,475 to include the civic art element located within Belvedere Lake for a total contract value of \$1,501,671. Awarding this supplemental agreement will increase the total value of Gruen's contract to \$1,759,059.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

In order to reduce disruption of the facilities and services provided at the Civic Center, the renovation of the campus is planned to be accomplished over several phases. Construction of Stage 2 (park and lake improvements), currently under construction, has limited the use of portions of the park and lake during the construction period. Construction of Stage 3 (campus improvements), scheduled to begin in June 2004, is planned in phases to minimize disruption of County facilities. Stage 4 (the new library) is currently under construction and is resulting in very minor disruption to existing facilities. Stage 5 (remodel of the existing library into County Hall), scheduled to start when the new library opens, will not impact adjacent County facilities.

The Honorable Board of Supervisors  
December 4, 2003  
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**CONCLUSION**

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects) and Public Works.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

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cc: County Counsel  
Department of Public Social Services (GAIN/GROW Program)

**ENCLOSURE A**

**EAST LOS ANGELES CIVIC CENTER RENOVATION PROJECT (STAGE 3)  
AWARD SUPPLEMENTAL AGREEMENT 10  
APPROVE REVISED PROJECT BUDGET  
SPECS. 5456; C.P. 77398**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>	<b>Revised Completion Date</b>	<b>Actual Completion Date</b>
Award Design Contract	02/20/01		02/21/01
Execute Design Contract	03/06/01		03/21/01
Stage 3			
Construction Award	05/18/04		
Construction Start	06/14/04		
Substantial Completion	08/19/05		

**II. PROJECT BUDGET**

Budget Category	Approved Project Budget	Impact of this Action	Proposed Project Budget
Land Acquisition	\$ 3,253,118	\$ -	\$ 3,253,118
Demolition of Old Courthouse	\$ 264,445	\$ -	\$ 264,445
Demolition of Miscellaneous Structures	\$ 156,144	\$ -	\$ 156,144
Plans and Specifications:			
Original Contract Value	\$ 1,127,816	\$ -	\$ 1,127,816
S.A. 1-Lake Improvements Study	23,871	-	23,871
S.A. 2-Art Subconsultant Services	30,000	-	30,000
S.A. 3-Additional Services	25,950	-	25,950
S.A. 4-Lake Improvement Engineering	68,467	-	68,467
S.A. 5-Library Civic Art	76,895	-	76,895
S.A. 6-Alternate Designs	19,700	-	19,700
S.A. 7-Civic Art Work	59,475	-	59,475
S.A. 8-Additional Services	66,197	-	66,197
S.A. 9-Additional Services	3,300	-	3,300
S.A. 10-Additional Services	\$ -	257,388	257,388
Total - A/E Contract	1,501,671	257,388	1,759,059
Design Contingency	\$ 204,332	(204,332)	\$ -
Total Plans and Specifications	\$ 1,706,003	\$ 53,056	\$ 1,759,059
Plan Check and Jurisdictional Review	\$ 67,999	\$ -	\$ 67,999
Construction:			
Construction Contract Stage 1-SEA Facility	\$ 466,484	\$ -	\$ 466,484
Construction Contract Stage 2-Park & Lake	3,123,600	-	3,123,600
Construction Contract Stage 3-Campus	4,400,000	-	4,400,000
Construction Contract Stage 4-County Hall	1,862,523	-	1,862,523
Change Orders	1,036,468	-	1,036,468
Utilities	45,000	-	45,000
Civic Art	97,940	( 22,000)	75,940
Artist Contract - Amesuca	74,500	0	74,500
Artist Contract - Arreola	65,000	0	65,000
Artist Contract - Delgado	42,000	0	42,000
Artist Contract - Duffy	\$ 39,100	\$ 0	\$ 39,100
Total Construction	\$ 11,252,615	\$ (22,000)	\$ 11,230,615
Equipment	\$ 101,500	\$ -	\$ 101,500
Consultant Services	\$ 299,224	\$ -	\$ 299,224
Miscellaneous Expenditures	\$ 58,730	\$ ( 31,056)	\$ 27,674
County Services	\$ 1,835,222	\$ -	\$ 1,835,222
New East Los Angeles Library*	\$ 7,624,608	\$ -	\$ 7,624,608
<b>TOTAL**</b>	\$ 26,619,608	\$ 0	\$ 26,619,608

\* The total budget for the new East Los Angeles Library is \$7,670,000, including \$45,392 for the Library art work included as part of Supplemental Agreement 5.

\*\* This budget is for the entire East Los Angeles Civic Center Renovation Project, including the new public library.